

Town of Rhinebeck

Notice of Public Hearing

The Town of Rhinebeck Planning Board shall conduct a combined Public Hearing on Monday, June 29, 2015, at 6:35 p.m. at the Rhinebeck Town Hall, 80 East Market Street, on the Applications by **Mensch Grasmere, LLC** for Site Plan Review and Approval under Town Code Chapter 125, Zoning, and Wetlands Permit under Town Code Chapter 120, Wetlands, in the matter of Phase 1 of the proposed Grasmere Farm Hotel Development at **Mill Road and NYS Route 9 South** on a parcel of 250 acres consisting of 25.2-acre TMP 6169-00-451779, 29.5-acre TMP 6169-00-554765 and the balance of 195.3 acres from TMP 6169-00-320500 in the Rural-Agricultural (RA10) Zoning District, the Hudson River National Historic Landmarks District, the Estates District Scenic Area of Statewide Significance, and the Town's Local Waterfront Revitalization Area. Phase I development includes adaptive use of the Grasmere Manor House with 39 lodging units within the Manor House and newly-constructed cottages, a 90-seat restaurant / bar within the Manor House, newly-constructed 6,000 s.f. spa and maintenance buildings, and supporting infrastructure including accessways from Mill Road and NYS Route 9, parking, water supply and wastewater systems and stormwater management practices. The Stone Barns area of the property will continue as a 225-seat banquet facility and be enhanced with restroom and preparation kitchen improvements.

The Applications for Site Plan Review and Approval and Wetlands Permit for Phase 1 development are part of a Proposed Action classified as a Type I Action under SEQRA for which coordinated environmental quality review has been conducted and for which a Findings Statement was issued by the Planning Board, in its role as Lead Agency, on March 3, 2014, and a Special Use Permit for **Country Inn 2** approved with conditions by the Planning Board on April 7, 2014.

All those having an interest in the Applications will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to Brennan Kearney, Planning Board Clerk, not later than 12:00 noon on June 29, 2015. The Applications and supporting information, including Site Plan drawings, architectural sketches, and engineering and other technical reports on traffic impact, water supply, wastewater, stormwater management and wetlands – avoidance plan, and related reviews conducted by the Town Planning Consultant and Planning Board Engineer may be examined prior to the Public Hearing at the Town Hall during normal business hours.

By order of the Planning Board

Melodye Moore, Acting Chair

1T / Daily Freeman